





























# Eat Your Supper AT THE DELICATESSEN.

CITY NEWS.

"Small profits and quick returns" has long been the motto of D. Crawford & Co., hence their always crowded store, necessitating, for the ninth time the further extension of their premises, which, when completed, will make the present Broadway Bazaar "par excellence" the banner store of the city for its convenience, light and ventilation.

Dr. E. C. Chase, Corner of 9th & Olive streets. Set of teeth, St. PRIVATE matters skillfully treated and medicines furnished. Dr. Discher, 614 Pine st.

**RAILROAD NEWS.**  
Now is the Time to Go West on the Cut Rates—Freight Classifications.

The situation in regard to passenger rates to Kansas City and Missouri River points and Pueblo, Colo., and Denver remains unchanged. The reduction took effect this morning and a more than usually heavy passenger traffic will be the result this evening on the out-bound trains for the West, as evidenced by the sales as reported by the agent ticket agents to-day.

W. J. Midgley, Chairman of the Western Freight Association, Southwestern Division, has issued the new tariff from Chicago to St. Paul, Minneapolis, Peoria and Memphis and common points to Kansas City, St. Joseph, Atchison and Leavenworth, and also from those points east-bound. Before the recent cut in the rates applied between these points the rate east-bound remained the same, regarding class rates as they have been for several years.

The rates on wheat, grain, live stock, etc., apply between these points. The following commodity rates also apply between St. Louis and Kansas City, Atchison, Leavenworth and St. Joseph: Cement, 10 cents; hard coal, 15 cents; soft coal, 10 cents; packing house products, 15 cents; east from St. Louis, 15 cents; west from St. Louis, 15 cents; all per 100 pounds.

The rate on dry goods is 25 cents per 100 pounds and applies to all points. The rate on lumber, hard and soft, applies between, and is as follows: St. Paul and Minneapolis, hard, 15 cents; soft, 10 cents; Chicago, hard, 15 cents, soft, 10 cents; St. Louis and East St. Louis, hard, 11 cents, soft, 7 cents per 100 pounds. The rate from St. Louis and East St. Louis does not apply over the Chicago & Alton or C. & Q. Ry.

**The Experiment of Making Clothing in St. Louis**

Has been tried and found to be a success. The clothing we make and sell is very satisfactory to all of our customers.

**MILLS & AVERILL,**  
S. E. Cor. Broadway and Pine.

**GETS HALF OF THE ESTATE.**

The Curious Will Case Tried in a Montreal Court.

By Telegram to the Post-Dispatch.

OTTAWA, Ont., March 7.—A case probably without precedent in the local courts is before the court in Montreal. The widow of the Fabien Drapeau of the former firm of Drapeau & Savignac made application to the Superior Court to have the marriage contract with her late husband annulled. She had married Mr. Drapeau in 1866, when but a minor, and the marriage contract, though approved of by her parents, was not signed by them, nor were they required to be present at the contracting parties. That contract provided for separation of property. During the years of her marriage Mr. Drapeau accumulated wealth, and at his death left property worth \$100,000. According to the marriage contract the \$100,000 went entirely to his relatives. In support of her petition to have the contract declared null she argued through counsel that she, being a minor when signing the contract, that her father was necessary to be present at the time and to ratify it by his signature. The court upheld her petition and annulled the marriage contract with the effect that the widow now can claim \$50,000 as her share.

**NOW IS THE TIME TO GO WEST.**

Read the Following Reduced Rates via the Washburn Line:

To Kansas City.....	\$ 5.00
To Leavenworth.....	5.75
To St. Joseph.....	6.00
To Atchison.....	6.00
To Nebraska City.....	8.00
To Pacific Junction.....	8.00
To Council Bluffs.....	8.00
To Omaha.....	8.25
To Pueblo.....	15.00
To Denver.....	19.50
To San Francisco.....	60.00
To Portland.....	65.00
To Los Angeles.....	65.00
To San Diego.....	65.00

Correspondingly low rates to intermediate points and points beyond.

Shortest line! Quickest time! Handsome trains!

Ticket office corner Broadway and Olive street and Union Depot.

**INVESTIGATED BY THE CORONER.**

These Deaths Made the Subject of Inquiry by That Official.

To-day Coroner Frank held an inquest and issued burial certificates in the case of Daniel Frandeville. The deceased breathed his last in the penitentiary city jail on Wednesday, where he was serving a term of two years for larceny. His parents in this city will bury the remains.

Coroner Frank will to-day investigate the case of Antonio J. Zuccato, who died about 10 o'clock last night at his home, 119 South Tenth street, when he was 18 years of age. He was found dead in bed in his room, 119 Center street, early this morning. Both deaths were without medical aid.

An inquest was held this afternoon and a verdict of accidental death returned in the case of the 16-year-old boy, who died when he was drowned while skating on a pond near Roswell and Eugene avenues, yesterday afternoon. The body was recovered 20 minutes after the boy had broken through the ice. The deceased lived with his parents at 2676 Blue avenue.

**\$5.00 St. Louis to Kansas City, \$15.00 St. Louis to Pueblo.**

Via the Missouri Pacific Railway, and the following low rates to other Missouri points: St. Louis to Leavenworth, \$5.75; St. Louis to Atchison and St. Joseph, \$6; St. Louis to Omaha, \$8.25. These rates will go into effect March 7.

Residing Chair Cars and Pullman Buffet Sleeping Cars to all the above points without change. Ticket offices, 102 North Fourth street and Union Depot.

**His Family Heartbroken.**

CINCINNATI, O., March 7.—At Lebanon, O., yesterday, ex-Treasurer Coleman, who had been convicted of embezzlement, the amount being fixed at \$12,000, was sentenced to pay double the amount embezzled, the costs of prosecution and to be imprisoned in the penitentiary two and one-half years. Coleman's family is one of the most wealthy and respectable in the place and they are heartbroken.

**Horsford's Acid Phosphate.**

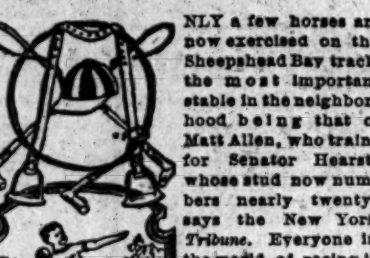
A Healthful Food.

Used in cases of indigestion or when food is not assimilated with such efficiency as is secured by this food.

## THE HEARST HORSES.

RACERS WHO WILL CARRY THE CALIFORNIA SENATOR'S COLORS

A Schedule Adopted by the National League School to Give Continuous Racing at the Fair Grounds—Dispute Over the Award of the Local Post Ball Championship—General Sporting News.



ONLY a few horses are now exercised on the Sheepshead Bay track, the most important stable in the neighborhood, being that of Matt Allen, who trains for Senator Hearst, whose stud now numbers nearly twenty, says the New York Tribune.

Everyone in the world of racing is familiar with the green and orange colors of Senator Hearst, who is just among the most popular of the turf, and everyone sympathizes with him in the long and almost unbroken series of reverses which attended his efforts to pick a few of last year's plums and thus secure some return for his lavish outlay. Moreover, racing men of all degrees were unanimous in wishing the big-hearted Senator better luck in 1890.

The sum and substance of opinion expressed yesterday by several persons who are familiar with his stable was that Senator Hearst would experience this year a marked and favorable change in fortune. Gorge, on whom all the knowing ones have placed a certainty for the Brooklyn Handicap, and who would have troubled Rascall in last year's Suburban if she had not been out-hunted in the vain effort to cut down the rest of the field, has, it is said, filled out into one of the finest looking mares ever seen on the turf. She has increased development and speed, and is a model of power and quality. Like nearly all of Allen's string, she is forward in condition, and can be ready for the Brooklyn Handicap if required.

Blag Thomas, last year's \$40,000 purchaser, who such a complete failure, has grown into a huge 5-year-old. At the same time, however, he has shed down considerably, and altogether shows distinct signs of improvement. The general impression about him is that he will be at his best in sprint races, although it is doubtful whether he will ever get back even a fourth part of his purchase money.

Tournament, the bay colts whose unexpected Great Eastern victory partially dispelled the cloud of ill-luck that hung over the stable, has grown only a little, standing not much over fifteen hands, but has, nevertheless, developed into a handsome and powerful 3-year-old. All the professional judges who have watched him at exercise are vehement in their praise of his low level, machine-like action, and many hold the opinion that he will this year be the best of the Senator's lot. All the necessary improvements and accoutrements of the eye as a long, ranky colt, full of quality, and with his head and neck look about him that suggests his ability to stand hard work.

His sire is yet ragged and backward, and will require plenty of time, while Ballarat, who has developed into a gross-looking horse, and a few short races, Golden Horn and The Gloaming, who were repeatedly well-backed last year, and as regularly dumped their supporters into a deep hole as they were doing well, and the latter, in particular, has grown into a powerful, sloping shouldered, good feet and legs and magnificent quarters, who shows promise for being the savior and reminds those who have seen him of his half-brother, Exile. Firework, a beautiful black-brown, black-bellied colt, with legs, has at present a somewhat light and delicate appearance. She is built for speed, and with time should be a deep horse and fast. There are three or four other likely-looking youngsters in this lot.

**Will Race All Summer.**

It is the intention of the St. Louis Jockey Club to give tri-weekly racing the coming spring and summer. Last year Chicago had eighty-two days of racing, at the West Side track, and twenty-seven days at Washington Park, or 109 days in all, while St. Louis had a running meeting of only sixteen days. The exact date of the opening of the racing season at the fair grounds, if Chicago can give over 100 days racing and at the same time keep the track in first class condition, will be a matter of course. It can run all winter, that St. Louis ought to be able to support racing three days a week during the spring and summer. The intention is to race Tuesdays, Thursdays and Saturdays, and to commence the first Saturday in April with the first race at 12 o'clock. The duration of the meeting depends upon the condition of the horses, which are very backward this year. Three weeks ago horses were being exercised on the track here, but since that time they have been in the course of training and have been thrown everything back at Memphis, Nashville, Lexington and other places where they have experienced the same difficulty. There are now thirty-four horses quartered at the fair grounds, and more will come as the season opens. If the racing season proves to be successful, the track regularly up to the spring meeting and racing will be resumed until the trotting meeting is held which will be either about the first of May or the first of June.

In addition to the racing three courses meeting lasting four days each will be held on the grounds during the year, the first to be held about the last week in April. English horses will probably be used instead of Jack rabbits.

**New Orleans Races.**

NEW ORLEANS, La., March 7.—Therese here yesterday resulted as follows: First race, selling, eleven sixteenths of a mile—Creole came in an easy winner by a length, Lee, second; Event, third, the latter having come very fast from the rear of the strait. Harvester, Forver, Lott E. and Little Loechee as named. Time, 1:04 1/2.

Second race, selling, five furlongs—In the run to the finish Miss Francis outfooted the leaders and won by a length; Zeke, second, a length; Lucile, third, a length before Dakota, third; Mattie McHenry, Fremont and Frolic as named. Time, 1:22 1/2.

Third race, selling, half mile—When the flag fell St. Louis was an open length in front of the bunch and never headed, winning by a length; Lucile, second, a length before Dakota, third; Mattie McHenry, Fremont and Frolic as named. Time, 1:22 1/2.

Fourth race, handicap, one mile—Harry Ireland was first in the stretch but at the turning point John Morris came up with the leader and length in front of Vice Regent third, the latter coming up very fast; Harry Ireland, Probos, Matson, and Lott E. as named. Time, 1:45.

**The National League Schedule.**

CLEVELAND, O., March 7.—The National League concluded its session here yesterday. After vainly endeavoring all day to persuade Indianapolis to retire the magnates met at 6 o'clock last evening and adopted a ten-clubs schedule which had been prepared during the day by the Executive Committee. Washington was willing to sell, but President Knott refused to let the association or name any club for his team. He said the opposition to the submission of the schedule was

the first place, knowing the trouble a ten-clubs schedule would cause, but the others insisted on taking them in against his protest, and he was forced to accept the plan. He did not, but he did not propose to submit. After the schedule had been adopted the meeting adjourned, and the Eastern clubs will open their season on Monday, March 11, at Philadelphia, New York at Brooklyn, Chicago at Cincinnati, Cleveland at St. Paul, and Indianapolis at Washington. The Western clubs will open their season on Monday, March 11, at St. Paul, and the Eastern clubs will open their season on Monday, March 11, at St. Paul.

**Base Ball Briefs.**  
The Ewing Injunction case in New York has been postponed for a week.  
President Stern claims that "Cyclone" Jim Dwyer, who is pitcher for the Boston Red Sox, is now anxious to return to Cincinnati.  
It is reported that Glascock and Ruess of Indianapolis will never win a game with the Chicago League club, but it is doubtful whether such is the case.

John S. Barnes, late manager of the St. Paul team, has been elected to the position of League with clubs at Olympia, Portland, Seattle, Tacoma, Yakima and Spokane Falls.

**A Foot-Ball Dispute.**  
The St. Louis Foot-Ball League held a meeting last night to decide what action should be taken in regard to the playing of postponed games, the racing having closed. It was agreed that the season should close with last Sunday's games, and the Kensingtons were awarded the championship banner of the league. The understanding was that O. Meyers. This team did not lose a game during the season, and the Olympia, the tail-enders who never won a game were the only club to take a goal from them. Below is the record of the clubs:

	Played.	Won.	Lost.	Drawn.	Goals.
Kensington.....	11	8	0	3	5
Pastimes.....	11	7	1	3	4
Hibernian.....	11	3	8	0	3
College.....	11	0	8	3	0
Olympic.....	11	0	8	3	0

Dan O'Keefe, of the Kensingtons, contested against the award and O. K. Skerritt, of the Pastimes, says his club was not represented at the meeting. The understanding was that the award would be made to the trophy last night. The Pastimes and Hibernian are the only clubs which had any chance of winning the championship from the Kensingtons and Capt. Skerritt says they will both fight the award. He claims that the understanding was that the trophy would be awarded to the Kensingtons, and he does not intend to accept the award and has sent the following communication to the Kensingtons, who are the only club who have any chance of winning the championship from the Kensingtons and Capt. Skerritt says they will both fight the award.

**St. Louis, March 7, 1890.**  
Mr. G. H. Menden, 207 North Second St., city: Enak Six—The football team will be out on March 10, at 10 o'clock, to play the Kensingtons at the fair grounds. The game is the game of December 6, 1889, as per schedule. Hoping your team will be on hand, I remain, yours respectfully,  
JAMES F. SKERRITT.

**Should the Kensingtons Fight the Award?**  
Captain Pastime F. B. C. Should the Kensingtons fight the award? The question is a moot one. The Kensingtons claim the trophy, and in that way bring the matter before the Association.

**Sporting Notes.**  
El Rio Key has arrived at Nashville in good condition.  
O'Connor, the Canadian carman, has arrived at Sydney, Australia.  
Dick Howell challenges any man in America to a few short races, Golden Horn and The Gloaming, who were repeatedly well-backed last year, and as regularly dumped their supporters into a deep hole as they were doing well, and the latter, in particular, has grown into a powerful, sloping shouldered, good feet and legs and magnificent quarters, who shows promise for being the savior and reminds those who have seen him of his half-brother, Exile. Firework, a beautiful black-brown, black-bellied colt, with legs, has at present a somewhat light and delicate appearance. She is built for speed, and with time should be a deep horse and fast. There are three or four other likely-looking youngsters in this lot.

**Will Race All Summer.**  
It is the intention of the St. Louis Jockey Club to give tri-weekly racing the coming spring and summer. Last year Chicago had eighty-two days of racing, at the West Side track, and twenty-seven days at Washington Park, or 109 days in all, while St. Louis had a running meeting of only sixteen days. The exact date of the opening of the racing season at the fair grounds, if Chicago can give over 100 days racing and at the same time keep the track in first class condition, will be a matter of course. It can run all winter, that St. Louis ought to be able to support racing three days a week during the spring and summer. The intention is to race Tuesdays, Thursdays and Saturdays, and to commence the first Saturday in April with the first race at 12 o'clock. The duration of the meeting depends upon the condition of the horses, which are very backward this year. Three weeks ago horses were being exercised on the track here, but since that time they have been in the course of training and have been thrown everything back at Memphis, Nashville, Lexington and other places where they have experienced the same difficulty. There are now thirty-four horses quartered at the fair grounds, and more will come as the season opens. If the racing season proves to be successful, the track regularly up to the spring meeting and racing will be resumed until the trotting meeting is held which will be either about the first of May or the first of June.

In addition to the racing three courses meeting lasting four days each will be held on the grounds during the year, the first to be held about the last week in April. English horses will probably be used instead of Jack rabbits.

**New Orleans Races.**  
NEW ORLEANS, La., March 7.—Therese here yesterday resulted as follows: First race, selling, eleven sixteenths of a mile—Creole came in an easy winner by a length, Lee, second; Event, third, the latter having come very fast from the rear of the strait. Harvester, Forver, Lott E. and Little Loechee as named. Time, 1:04 1/2.

Second race, selling, five furlongs—In the run to the finish Miss Francis outfooted the leaders and won by a length; Zeke, second, a length; Lucile, third, a length before Dakota, third; Mattie McHenry, Fremont and Frolic as named. Time, 1:22 1/2.

Third race, selling, half mile—When the flag fell St. Louis was an open length in front of the bunch and never headed, winning by a length; Lucile, second, a length before Dakota, third; Mattie McHenry, Fremont and Frolic as named. Time, 1:22 1/2.

Fourth race, handicap, one mile—Harry Ireland was first in the stretch but at the turning point John Morris came up with the leader and length in front of Vice Regent third, the latter coming up very fast; Harry Ireland, Probos, Matson, and Lott E. as named. Time, 1:45.

**The National League Schedule.**

CLEVELAND, O., March 7.—The National League concluded its session here yesterday. After vainly endeavoring all day to persuade Indianapolis to retire the magnates met at 6 o'clock last evening and adopted a ten-clubs schedule which had been prepared during the day by the Executive Committee. Washington was willing to sell, but President Knott refused to let the association or name any club for his team. He said the opposition to the submission of the schedule was

the first place, knowing the trouble a ten-clubs schedule would cause, but the others insisted on taking them in against his protest, and he was forced to accept the plan. He did not, but he did not propose to submit. After the schedule had been adopted the meeting adjourned, and the Eastern clubs will open their season on Monday, March 11, at Philadelphia, New York at Brooklyn, Chicago at Cincinnati, Cleveland at St. Paul, and Indianapolis at Washington. The Western clubs will open their season on Monday, March 11, at St. Paul, and the Eastern clubs will open their season on Monday, March 11, at St. Paul.

**Base Ball Briefs.**  
The Ewing Injunction case in New York has been postponed for a week.  
President Stern claims that "Cyclone" Jim Dwyer, who is pitcher for the Boston Red Sox, is now anxious to return to Cincinnati.  
It is reported that Glascock and Ruess of Indianapolis will never win a game with the Chicago League club, but it is doubtful whether such is the case.

John S. Barnes, late manager of the St. Paul team, has been elected to the position of League with clubs at Olympia, Portland, Seattle, Tacoma, Yakima and Spokane Falls.

**A Foot-Ball Dispute.**  
The St. Louis Foot-Ball League held a meeting last night to decide what action should be taken in regard to the playing of postponed games, the racing having closed. It was agreed that the season should close with last Sunday's games, and the Kensingtons were awarded the championship banner of the league. The understanding was that O. Meyers. This team did not lose a game during the season, and the Olympia, the tail-enders who never won a game were the only club to take a goal from them. Below is the record of the clubs:

	Played.	Won.	Lost.	Drawn.	Goals.
Kensington.....	11	8	0	3	5
Pastimes.....	11	7	1	3	4
Hibernian.....	11	3	8	0	3
College.....	11	0	8	3	0
Olympic.....	11	0	8	3	0

Dan O'Keefe, of the Kensingtons, contested against the award and O. K. Skerritt, of the Pastimes, says his club was not represented at the meeting. The understanding was that the trophy would be awarded to the Kensingtons, and he does not intend to accept the award and has sent the following communication to the Kensingtons, who are the only club who have any chance of winning the championship from the Kensingtons and Capt. Skerritt says they will both fight the award.

**St. Louis, March 7, 1890.**  
Mr. G. H. Menden, 207 North Second St., city: Enak Six—The football team will be out on March 10, at 10 o'clock, to play the Kensingtons at the fair grounds. The game is the game of December 6, 1889, as per schedule. Hoping your team will be on hand, I remain, yours respectfully,  
JAMES F. SKERRITT.

**Should the Kensingtons Fight the Award?**  
Captain Pastime F. B. C. Should the Kensingtons fight the award? The question is a moot one. The Kensingtons claim the trophy, and in that way bring the matter before the Association.

**Sporting Notes.**  
El Rio Key has arrived at Nashville in good condition.  
O'Connor, the Canadian carman, has arrived at Sydney, Australia.  
Dick Howell challenges any man in America to a few short races, Golden Horn and The Gloaming, who were repeatedly well-backed last year, and as regularly dumped their supporters into a deep hole as they were doing well, and the latter, in particular, has grown into a powerful, sloping shouldered, good feet and legs and magnificent quarters, who shows promise for being the savior and reminds those who have seen him of his half-brother, Exile. Firework, a beautiful black-brown, black-bellied colt, with legs, has at present a somewhat light and delicate appearance. She is built for speed, and with time should be a deep horse and fast. There are three or four other likely-looking youngsters in this lot.

**Will Race All Summer.**  
It is the intention of the St. Louis Jockey Club to give tri-weekly racing the coming spring and summer. Last year Chicago had eighty-two days of racing, at the West Side track, and twenty-seven days at Washington Park, or 109 days in all, while St. Louis had a running meeting of only sixteen days. The exact date of the opening of the racing season at the fair grounds, if Chicago can give over 100 days racing and at the same time keep the track in first class condition, will be a matter of course. It can run all winter, that St. Louis ought to be able to support racing three days a week during the spring and summer. The intention is to race Tuesdays, Thursdays and Saturdays, and to commence the first Saturday in April with the first race at 12 o'clock. The duration of the meeting depends upon the condition of the horses, which are very backward this year. Three weeks ago horses were being exercised on the track here, but since that time they have been in the course of training and have been thrown everything back at Memphis, Nashville, Lexington and other places where they have experienced the same difficulty. There are now thirty-four horses quartered at the fair grounds, and more will come as the season opens. If the racing season proves to be successful, the track regularly up to the spring meeting and racing will be resumed until the trotting meeting is held which will be either about the first of May or the first of June.

In addition to the racing three courses meeting lasting four days each will be held on the grounds during the year, the first to be held about the last week in April. English horses will probably be used instead of Jack rabbits.

**New Orleans Races.**

NEW ORLEANS, La., March 7.—Therese here yesterday resulted as follows: First race, selling, eleven sixteenths of a mile—Creole came in an easy winner by a length, Lee, second; Event, third, the latter having come very fast from the rear of the strait. Harvester, Forver, Lott E. and Little Loechee as named. Time, 1:04 1/2.

Second race, selling, five furlongs—In the run to the finish Miss Francis outfooted the leaders and won by a length; Zeke, second, a length; Lucile, third, a length before Dakota, third; Mattie McHenry, Fremont and Frolic as named. Time, 1:22 1/2.

Third race, selling, half mile—When the flag fell St. Louis was an open length in front of the bunch and never headed, winning by a length; Lucile, second, a length before Dakota, third; Mattie McHenry, Fremont and Frolic as named. Time, 1:22 1/2.

## IN A BAD CONDITION.

THE STATE GRAIN INSPECTION DEPARTMENT IN SORE STRAITS.

The Chairman of the Railroad Commission Applying to Capitalists and Receivers for Aid—A Change of Policy Ordered—A Depleted Treasury and Numerous Discharges—Indignant Farmers.



HE condition of the office of the chief inspector appointed by the State Board of Railroad and Warehouse Commissioners has been the cause of not a little anxiety to the friends of the State inspection law, and great efforts are being made to place it upon a footing that will enable it to be self-sustaining. W. G. Downing, chairman of the Railroad Commission, arrived in this city several days ago, and had a number of long conferences with Expert Burks in regard to the status of matters, not only in St. Louis, but in the rest of the State.

From an ex-assistant of Burks it was learned that the state of affairs in the office of the Chief Expert may be fairly characterized as sad, and that a permanent area of low barometer prevails in that locality, which so far has escaped the vigilance of the United States Signal Service. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two months scarcely a week has passed without a discharge, and at the present time the force drawing salary under the chief expert is less than a third of that with which he opened the campaign. The chief loss has been among the deputy inspectors, and this the grain dealers of the city have hailed with delight, as it has resulted in a much better inspection, than was previously furnished. The old Merchant Exchange inspectors have been retained, and the majority of the political experts have been discharged. The reason given for this is that they were not competent to do the work, and the State complaints have been received both by commission merchants and the grain inspectors of the manner in which the inspection has been done.

**THE LOSS OF CORN.**  
are angry at the manner in which they have been treated, which has involved a very serious loss to them. During the last two



## A GRAND AFFAIR.

The First Annual Real Estate Banquet at the Mercantile Club an Unqualified Success.

An Enjoyable Gathering of Representative Capitalists, Investors and Agents.

The Responses to Toasts Show Facts and Figures of Great Interest to All St. Louisans.

A Movement to Create a Fund to Acquaint the Capitalists and Representative Men of the Country with the True Importance of St. Louis—Statistics Given Which Show the City in Its Proper Light—The Relation of the Agents and Investors Defined—Banking and Investment Capital—The Railway Systems—The Investigator of Titles and St. Louis Titles Generally—Other Subjects—The Banquet Arrangements, the Committees, Etc.

The prosperity of St. Louis, from the condition of the city, the real estate business, was well illustrated by the very successful banquet given at the Mercantile Club last night.

The idea of a series of such banquets is proposed every year. The idea is to encourage good feeling and social intercourse between agents and investors, and assist in educating the capitalists and representative men of the different sections of the country to the proper idea of the importance of St. Louis, to the benefit of the city from mercantile and manufacturing points of view.

For this purpose a fund of \$20,000 is being raised and the friends of the movement are greatly encouraged so far in making it a success.

The hour for the assembling of the banquet was 8 o'clock, and at that time most of the invited guests had arrived. The tables had been arranged previously, the guests being seated with a view of having those specially acquainted near together, thus adding to the social success of the occasion.

The guests included agents and investors, local capitalists who have invested largely in real estate within the past few years, though they had previously neglected it entirely. Composed of this class the gathering was one rarely seen, and one more than ordinarily enjoyable.

Plates and seats were provided for 100 and but few were unemployed. Gov. Francis Pickens, Charles Green being prevented from attending. The arrangements were perfect. The hall was brilliantly lighted and the tables handsomely decorated. In front of each plate was placed the menu card, printed on an elegant preparation and suspended from the limits of two tall oak trees, the base representing the unbroken ground, and being in a composition metal in imitation of oxidized silver. The menu was in elaborate courses and its service was rendered more enjoyable by the presence of a string quartet.

Judge J. H. Terry presided and the responses to the toasts given below, were listened to very attentively.

**THE IDEA OF THE BANQUET.**—He first talked of it in September last, and received such encouragement among the real estate ality. The season of fall festivities was out to commence then, and for that reason he decided to delay the occasion until a more opportune time, when there would be anything to divert attention from the main cause, fraternity and St. Louis. Mr. John V. Hogan drew the plan, to make the affair the brilliant success it proved to be, and he and Mr. Oberlin, who had been the hearty co-operation of the following named gentlemen, who comprised the various committees in the banquet.

**Executive Committee.**—John H. Terry, Chairman; E. S. Rowe, Chas. H. Turner, Chas. H. Gleason, Frank Oberlin, L. H. Hull, Chairman; C. W. Niemann, E. C. Nichols, C. H. Carr, M. R. Collins, C. F. Vogel, Robert Kuttner, Ben. Voss, J. H. Fisher, J. H. Fisher, J. H. Fisher.

**Invitation Committee.**—W. M. Horton, L. A. Moffett, August Gennet, J. H. Fisher, J. H. Fisher, J. H. Fisher.

**Press Committee.**—Festus J. Wade, Chairman; Charles H. Bailey, S. J. Fisher, Delos M. Haynes.

**Toast Committee.**—Bernard Kerwin, Chairman; F. Zellig, W. F. Nelson, Henry Heine, J. H. Fisher, J. H. Fisher, J. H. Fisher.

**Music.**—Wayman McCrery.

**Mr. Albert Buschman, steward of the Mercantile, was in charge of the banquet.**

**Chairman Terry's Remarks.**—The success of the banquet was assured when, about 10 o'clock, Judge Terry called them to attention to order. He was warmly applauded, and spoke as follows:

GENTLEMEN—I feel very much gratified and honored at being selected to preside on this occasion, when the real estate agents and capitalists of the city of St. Louis entertain as their guests the representative men of our mercantile and business interests. Real estate, literally, as well as metaphorically, is the grand of local prosperity. Together with the men who manage and direct our commercial activities, may fairly be said to represent the life of the city. This occasion, therefore, although quite new in character, is worthy of being historical, and should yield many useful suggestions and benefits to the members of this important social gathering, and to the mercantile and business enterprises with which we are connected.

Mr. Terry then dwelt upon the importance of the gathering, and stated that the most important object of the banquet was to acquaint the city's business men together to promote a mutual comprehension of local needs and a friendly co-operation in all directions affecting the city's progress.

## buildings, in public improvements, in business.

Each citizen should be a factor in municipal growth and prosperity, and a contributor to the city's progress. The stimulation of local loyalty and the good effects of the spirit of local progress it would become known that an alert, forceful spirit of progress pervades St. Louis business life.

The many advantages of St. Louis were here set forth, and then the speaker turned to the municipal system. It had been especially framed, upon a new model, and now it was being sold to the effect of a progressive spirit in all phases of life. The whole system of streets had been reconstructed in the most permanent manner in the United States. The water works had been enlarged, the fire and police departments extended, the park system perfected; new residence streets and magnificent boulevards created, and the city institutions re-modeled and their utility increased. The revenues of the city had largely increased, and a very moderate rate of taxation was yielding a sufficient income for all public purposes.

And the speaker declared it desirable that the outside world should know of the progress of St. Louis. Private as well as public enterprise is seen on every hand. Commercial institutions are multiplying; magnificent business blocks and costly residences that are monuments to the city's progress are being erected. Fireproof buildings were as numerous in proportion to the existing necessities in any city in the world. Public transit facilities had been lacking, but would not be wanting for the future. The railroad tracks at Grand avenue, was one of the most recently completed ornaments to the city. The Illinois shore by a second magnificent bridge across the Mississippi.

The speaker then turned to the subject of the city's future. In four years the debt had been reduced to \$1,237,713, and would be reduced to \$1,000,000 by the operation of the sinking fund provision of the charter. The city's revenue was \$1,500,000, and the tax rate of \$1.50 in the old limits and \$1.40 in the new 1 per cent was available for general municipal purposes.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

**"The City of St. Louis."**—In response to the toast, "The City of St. Louis," Mayor Noonan spoke as follows: "St. Louis is a substantial city. It does business on a cash basis. Our sole debt is a bonded debt and cannot be increased, being limited by the Constitution of the State until 1900. The city's revenue is \$1,500,000, and the tax rate of \$1.50 in the old limits and \$1.40 in the new 1 per cent was available for general municipal purposes.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

Touching real estate matters toward the close, the speaker believed it to be a demonstration that the real estate business in St. Louis was on the soundest possible basis. There had never been any undue or abnormal inflation. The spirit of business had always been energetic, and prudent and safe. The real estate business was not a speculative business, but a business of the future, with the man who would bring business from the clear-cut, and the best service system in the United States and all the elements necessary to attract capital and population.

## pairing streets with granite, and during 1889 and 1890 this amount was expended in granite pavement.

During 1881 fifteen ordinances authorizing the reconstruction of streets with granite pavement and assessing the cost by special tax on the adjoining property had been passed, but up to April, 1889, only about two miles of streets had been paved with granite. Five and a half miles were under contract and fourteen and three-quarter miles more had been authorized by ordinance. Strong opposition to the granite pavement had at first been encountered, but its advantages in time and money, and its durability, were soon apparent. The Board of Public Improvements in the month of March, 1889, passed an ordinance to continue the use of granite pavement on streets.

The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019. But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

But for residence streets the noise incident to granite pavements was largely objectionable, and in 1879 and 1880 a pavement of asphaltum blocks had been laid on streets. It was soon discarded, as it did not resist the heavy traffic of our streets. The granite pavement was laid on streets in 1881, and in 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, and 1890, over \$2,500,000 had been expended in granite pavement. The cost of this work was paid almost entirely by special tax, and the amount of \$3,381,289 has been paid for it by the property owners while the city contributed on account of excess, \$288,019.

## Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago.

The Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

Plans for a bridge on Twenty-first Street were adopted by the Board of Public Improvement some time ago, the condemnation of the site necessary for it is now awaiting the approval of the Municipal Assembly and the ordinance authorizing construction of the plans of this bridge has recently been recommended by the Board of Public Improvements.

## investigator in this city is, and always has been, subject to many trials and tribulations.

"In speaking of the trials and tribulations of the title investigator, I am not at all departing from my subject, because without him there is no practical way of preventing fraud, and we are in our daily practice differ so much, and so materially from the custom extant in other places that really it is the title investigator who is, in the broad sense of the term, the controlling factor in title investigations.

"There his duty and his obligation end. Thereupon, if the party so wills it, the abstract or chain title given is subsequently made the basis of the title upon which the main responsibility and duty of determining upon the validity or legality of the title.

"With this practice is entirely different. Here, as a general rule, the title investigator is expected not only to examine the records, but also to take and act the part of the lawyer; to assume all his duties and responsibilities and to give his statement, not of opinion merely, but of fact, as to the state of the title.

"How many of you are there who want to loan or borrow money, who want to buy or sell property, who want any information upon a state of title, who want any information upon the condition of title given by the title investigator? Just think, for a moment, what responsibilities rest upon him. What subjects of investigation are there, and what local history must not be within his knowledge? With us, at the present time, the subject is less difficult than it was before. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

"The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone. The old days, when the title investigator was a mere shadow of the past, are gone.

## "A CONSTITUTION"

Is What All "Want" Advertisers Say When They Speak of THE GREAT IDEA OF THE

ST. LOUIS POST-DISPATCH.

In giving to each of its "want" advertisers a beautiful picture. The sketch of the picture here given speaks for itself. It is a prize, and everyone who has a "want" should not fail to advertise it in NEXT SUNDAY'S POST-DISPATCH and get

"CONSTANT COMPANIONS."

The American Art Co., at the corner of Ninth and Pine streets, will frame these pictures at a price far below the ordinary, ranging from 60 cents upward in oak, and from \$1.25 in silver and white, etc.

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."

"CONSTANT COMPANIONS."



